

The regular meeting of the Farr West Planning Commission was held on Thursday, July 9, 2015 at 7:00 p.m. at the City Hall. Commission members present were John Stewart, Ted Black, Bonnie Beal, Ken Phippen, Milt Austin and Bruce Allen. Phil Owen and Joe Markland were excused. City Council members present were Ava Painter and Mayor Lee Dickemore. Staff present was Lindsay Afuvai. Visitors present: see attached list.

Chairman John Stewart called the meeting to order. Milt Austin led in the Pledge of Allegiance. Ted Black offered a prayer.

Public Hearing as Advertised – Discuss and/or act upon the intent of the legislative body to consider the request of a conditional use permit for a Questar Gas facility located at approximately 1900 West Harrisville Road

Doug Rogers stated this location will put an inspection device in their piping system, commenting it will run scans for any issues that may be in their system. Mr. Rogers commented the inspection will likely only be done every seven to eight years. Bruce Allen asked what will be done to maintain the lot. Mr. Rogers commented there will be a decorative fence around the site and all Questar sites remain well maintained. David Jay asked why this location was selected for the project. The engineer for Questar stated because this location is the end of the line, commenting another portion of the line will be expanded along Harrisville Road to accommodate this testing facility. Therin Taylor asked about the drainage ditch that runs long 1800 North. The engineer stated that ditch will be piped along their site.

#1 – Motion – Close public hearing and proceed with regular meeting

TED BLACK MOTIONED TO CLOSE THE PUBLIC HEARING AND PROCEED WITH THE REGULAR MEETING. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.

#2 – Public Comments

Mike Beal complimented the city on the Freedom Festival dinner.

#3 - Follow-up and Approval of Minutes dated June 11, 2015 and June 25, 2015

TED BLACK MOTIONED TO APPROVE THE MINUTES DATED JUNE 11, 2015 AND JUNE 25, 2015. MILT AUSTIN SECONDED THE MOTION, ALL VOTING AYE.

#4 – Report from City Council

Ava Painter commented the last council meeting was canceled but reported on the Freedom Festival.

#5 – Motion – Recommendation of a conditional use permit for a Questar Gas facility located at approximately 1900 West Harrisville Road

Ted Black asked if the fence could be moved back more than ten feet. Mr. Rogers commented the site plan has been amended to move the fence back twenty feet from the ditch. Ted then commented he would like to see a zero-scaped area with a decorative wall that will compliment the surroundings. Lou Best asked what they foresee for the back two-thirds of the property. The engineer commented John Chugg will continue to farm the ground and has also expressed interest in purchasing it but for now he will continue to rent it.

KEN PHIPPEN MOTIONED TO RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT FOR A QUESTAR GAS FACILITY LOCATED AT APPROXIMATELY 1900 WEST HARRISVILLE ROAD. BONNIE BEAL SECONDED THE MOTION, ALL VOTING AYE.

#6 – Motion – Site Plan Approval of a Questar Gas facility located at approximately 1900 West Harrisville Road

John Stewart commented Kent Jones applied the clear view zone, commenting Questar has moved their facility to accommodate that. Ken Phippen brought up the possibility of straightening the accesses of the city hall road and 1900 West. A discussion followed that went over the pros and cons of aligning the road. John Stewart commented the Jones and Associates memo addresses the eight foot fence, commenting Questar needs the eight feet for security purposes. Ted Black recommended issuing of a variance for the fence for the purpose of security for the public utility.

TED BLACK MOTIONED TO GRANT SITE PLAN APPROVAL OF A QUESTAR GAS FACILITY LOCATED AT APPROXIMATELY 1900 WEST HARRISVILLE ROAD INCLUDING A FORMAL VARIANCE TO INCLUDE AN EIGHT FOOT FENCE TO PROVIDE ADEQUATE SECURITY FOR A PUBLIC UTILITY, WITH THE AMENDMENT THAT A DECORATIVE FENCE THAT COMPLIMENTS THE SURROUNDINGS BE INSTALLED WITH ZEROSCAPE ON THE SITE, CONTINGENT UPON CONDITIONAL USE APPROVAL FROM THE CITY COUNCIL. BONNIE BEAL SECONDED THE MOTION, ALL VOTING AYE.

#7 – Motion – Approval of Bayview Park Inc. Phase 1 Amended Subdivision plat, located at 3178 N. Pelican Drive – Doug Rogers

Doug Rogers was present seeking approval of the amended subdivision plat for Bayview Park Inc. Phase 1. John Stewart commented Questar has made the necessary arrangements to purchase this property.

KEN PHIPPEN MOTIONED TO RECOMMEND APPROVAL OF THE BAYVIEW PARK INC. PHASE 1 AMENDED SUBDIVISION PLAT, LOCATED AT 3178 NORTH PELICAN DRIVE. MILT AUSTIN SECONDED THE MOTION, ALL VOTING AYE.

#8 – Motion – Set a Public Hearing to consider the request for a conditional use permit for an accessory building located at 1265 West 1300 North (Lee Property) – Jared Clark

Trevor Lee was present seeking a conditional use permit for an accessory building over 2,000 square feet in the Mountain View subdivision.

KEN PHIPPEN MOTIONED TO SET A PUBLIC HEARING FOR AUGUST 13, 2015 TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR AN ACCESSORY BUILDING LOCATED AT 1265 WEST 1300 NORTH (LEE PROPERTY). MILT AUSTIN SECONDED THE MOTION, ALL VOTING AYE.

#9 – Motion – Cancel the July 23, 2015 Work Session

KEN PHIPPEN MOTIONED TO CANCEL THE JULY 23, 2015 WORK SESSION. MILT AUSTIN SECONDED THE MOTION, ALL VOTING AYE.

#10 – Report on Assignments

Bruce Allen asked for input on the sign ordinance.

Bonnie Beal reported she has found a few changes on the fence ordinance that she is working on.

Ken Phippen stated he got some feedback on the sign site plan application and will move forward that on.

John Stewart reported he has had the chance to talk with Kent Jones and feels comfortable with the change in the engineer’s office. John then reported that construction of the arena and the restrooms at the Smith Park will start in a few days.

#11 - Adjournment

AT 8:13 P.M., TED BLACK MOTIONED TO ADJOURN THE MEETING. BRUCE ALLEN SECONDED THE MOTION, ALL VOTING AYE.

Lindsay Afuvai, Recorder

John Stewart, Chairman

Date Approved: _____